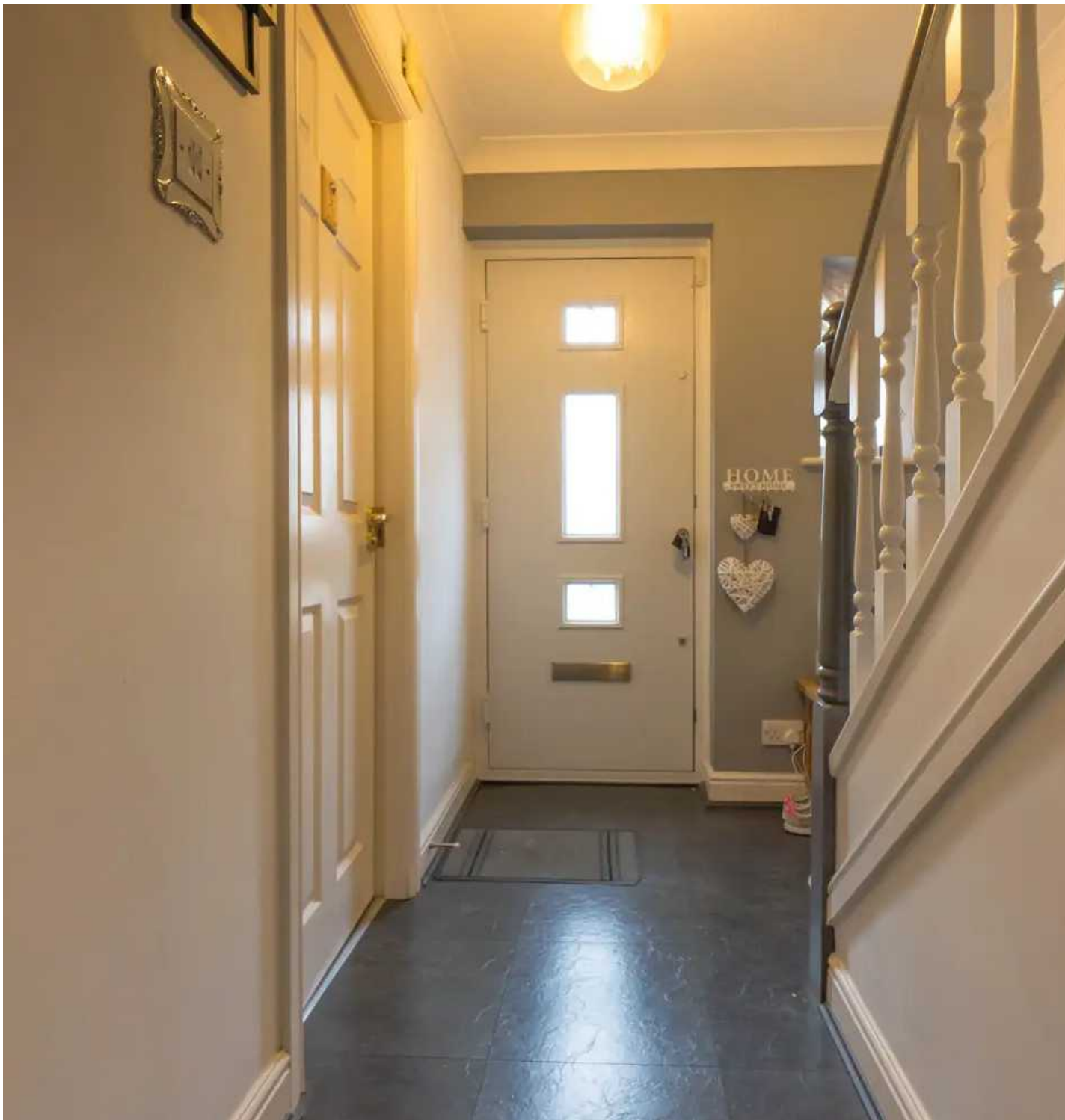




2 Maple Drive, Kendal  
£390,000



## 2 Maple Drive

### Kendal

A well maintained detached family home situated on a cul-de-sac within this ever popular residential area in the market town of Kendal being convenient for all the local amenities and having rural walks from the door step and fine views from the first floor over the town.

The well proportioned accommodation briefly comprises entrance hall, open plan sitting/dining room, kitchen, utility room and conservatory to the ground floor with four bedrooms with one being en suite and a family bathroom to the first floor. The property benefits from double glazing and gas central heating.

Externally there are pleasant gardens to the front, rear and side with the front of the property capturing plenty of mid day sun. There is ample off road parking and an integral garage.

## GROUND FLOOR

### OPEN PLAN LIVING AREA

24' 6" x 22' 5" (7.46m x 6.84m)

Both max. Double glazed sliding door, three double glazed windows, three radiators, electric fireplace, good range of base and wall units, sink, integrated double oven, induction hob, extractor/filter over, integrated fridge, integrated dishwasher, recessed spotlights.

### CONSERVATORY

10' 2" x 11' 0" (3.10m x 3.35m)

Both max. Double glazed sliding door, double glazed windows.

### UTILITY ROOM

8' 3" x 7' 10" (2.52m x 2.40m)

Both max. Double glazed door, double glazed window, good range of base and wall units, stainless steel sink, space for fridge freezer, plumbing for washer dryer, loft access.

### CLOAKROOM

6' 9" x 3' 9" (2.06m x 1.15m)

Both max. Double glazed window, radiator, W.C. wash hand basin.

### ENTRANCE HALL

12' 7" x 6' 0" (3.84m x 1.82m)

Both max. Double glazed door, double glazed window, radiator, understairs storage.





## FIRST FLOOR

### LANDING

12' 0" x 3' 3" (3.66m x 0.98m)

Both max. Double glazed window, loft access, built in cupboard housing hot water cylinder.

### BEDROOM

13' 3" x 11' 9" (4.05m x 3.59m)

Both max. Double glazed window, radiator.

### EN-SUITE

9' 2" x 5' 2" (2.80m x 1.58m)

Both max. Double glazed window, heated towel radiator, fitted cabinet, three piece suite comprises W.C. wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower fitting, extractor fan, recessed spotlights.

### BEDROOM

10' 8" x 10' 4" (3.25m x 3.14m)

Both max. Double glazed window, radiator.

### BEDROOM

8' 4" x 7' 0" (2.55m x 2.13m)

Both max. Double glazed window, radiator.

### BEDROOM

7' 6" x 6' 8" (2.29m x 2.02m)

Both max. Double glazed window, radiator.

### BATHROOM

12' 0" x 6' 0" (3.66m x 1.82m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and bath, fully tiled walls, shaver points, extractor fan.





## OUTSIDE

Generous sized gardens surrounding the property with the front of the property getting a good amount of the sun later on in the day which is also surrounded by hedges and has well kept lawns. At the rear is an enclosed garden with well stocked borders, established hedges, patio seating area and a well kept lawn. Ample driveway parking.

## GARAGE

17' 10" x 12' 0" (4.95m x 2.52m) Up and over garage door, double glazed window, gas combi boiler, loft access, light and power.

## EPC RATING D

## SERVICES

Mains electric, mains gas, mains water, mains drainage.

## COUNCIL TAX: BAND

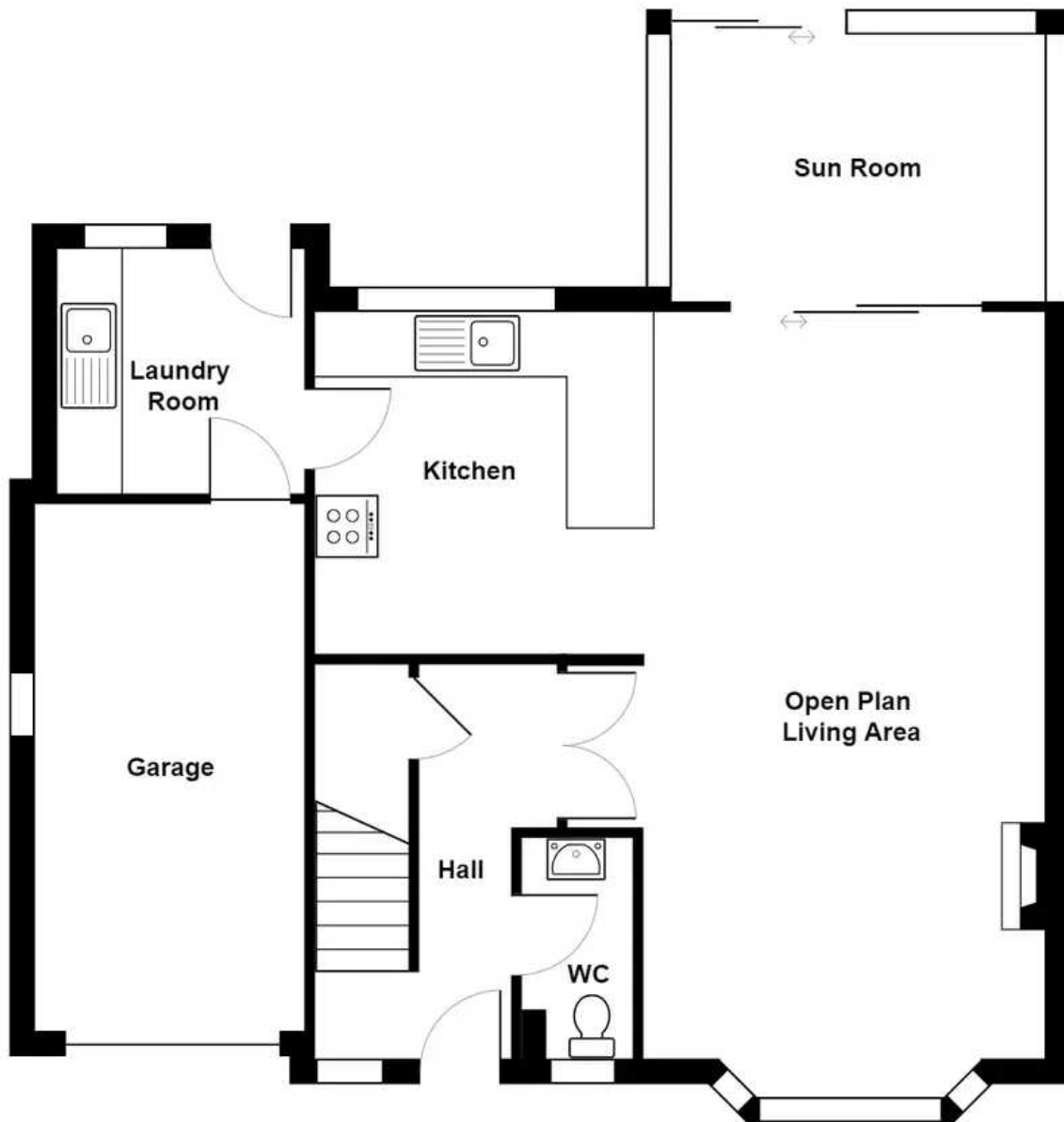
## TENURE: LEASEHOLD

## DIRECTIONS

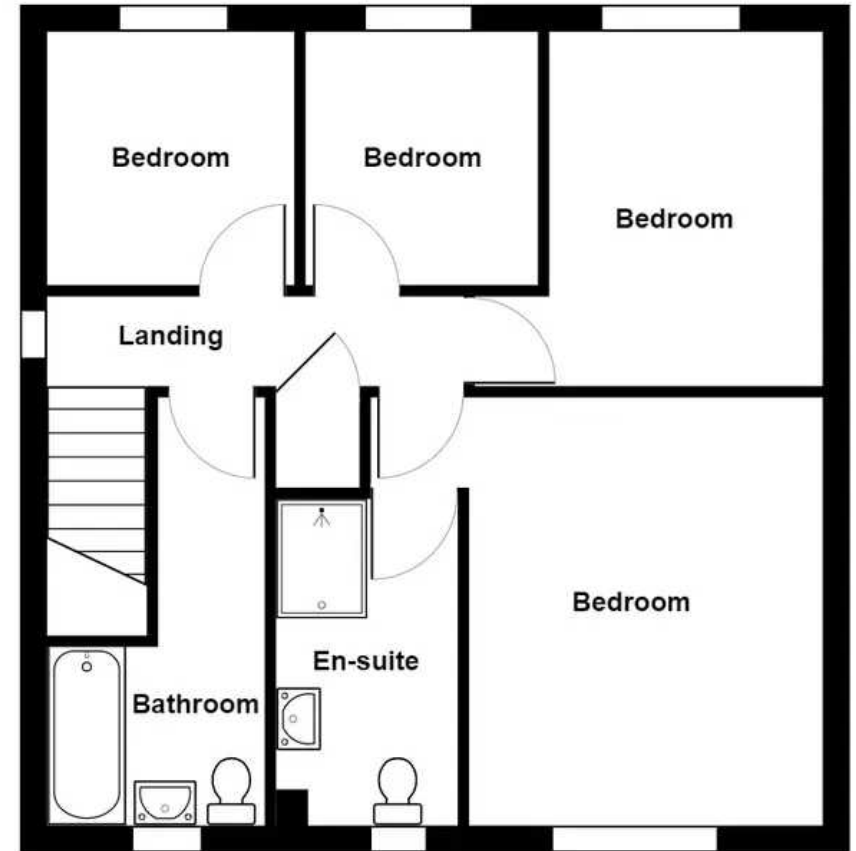
From Kendal Town Hall proceed up Allhallows Lane, through Beast Banks and on to greenside turning left on to Bankfield road and take the first right on to Brigsteer Road. Continue and turn left on to Underwood and take the second right on to Maple drive to find Number 2 is located on the left.

**WHAT3WORDS:** odds.swept.looks





**Ground Floor**



**First Floor**

2 Maple Drive, Kendal

Total Area: 119.5 m<sup>2</sup> ... 1286 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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## THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • [kendal@thwestateagents.co.uk](mailto:kendal@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)



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